



59 LIME TREE AVENUE, RETFORD  
£360,000

BROWN & CO

# 59 LIME TREE AVENUE, RETFORD, NOTTINGHAMSHIRE, DN22

## DESCRIPTION

A spacious 1920's semi detached house tucked nicely away at the end of this favoured and popular cul de sac close to Retford town centre. The property has a large rear aspect living room with study leading off and in turn the living room has a direct access into the good sized rear garden which backs onto the Chesterfield Canal. There is a jack and jill bathroom on the second floor and en suite facilities to the master bedroom as well as an additional family bathroom. Externally to the front there is ample parking, a detached garage and within the property there are some good original style features throughout. The property will make a great family home.

## LOCATION

Lime Tree Avenue is within walking distance of Retford town centre and all its amenities offering a wide range of restaurants, shops and public houses. Educational facilities are within walking distance and are well catered for as well as leisure.

The A1 can be accessed at nearby Markham Moor and Blyth giving further communication links to the regions towns and cities. Retford does offer a mainline train station giving direct links to London Kings Cross and Leeds, air travel is feasible at both Doncaster Sheffield and East Midlands.

## DIRECTIONS

Leaving Retford Market Square via Bridgegate at the roundabout turn left sign posted Worksop, turn first right into Lime Tree Avenue where the property will be located at the end of the cul de sac on the left hand side.

## ACCOMMODATION

Obscure glazed door into

**ENTRANCE PORCH** with original style quarry tiled patterned flooring, half glazed door with side light windows into

**HALLWAY** with period style skirtings, picture rail, stairs to first floor landing, telephone point.

**LIVING ROOM 29'0" x 13'0" (8.87m x 3.96m)** rear aspect double glazed floor to ceiling windows with French doors, feature chimney breast with rustic bressummer with fitted multi fuel burner on slated hearth. Fitted recessed glazed cupboard, period style skirtings, TV aerial point. Wall light points.



**OFFICE 6'8" x 5'4" (2.06m x 1.64m)** excluding door recess, dual aspect double glazed windows to side and rear, period style skirtings, telephone point.

**DINING ROOM 16'6" x 13'10" (5.07m x 4.26m)** front aspect double glazed bow window and side aspect double glazed window both with fitted venetian blinds, feature Victorian style fireplace with painted wood surround, patterned tiled insert and raised hearth. Oak flooring, period style skirtings, two built in glazed shelved display cupboards.

**KITCHEN 12'4" x 11'9" (3.78m x 3.63m)** side aspect obscure double glazed picture window. A good range of solid wood mushroom coloured base and wall mounted cupboard and drawer units, Belfast sink with mixer tap including instant hot water,

ample oak working surfaces with matching upstand, tiled inset chimney breast with space for a range cooker with extractor. Two good sized shelved cupboards, ceramic tiled flooring, square arch into



**UTILITY ROOM 15'2" x 6'0" (4.63m x 1.84m)** with space and plumbing for washing machine, dishwasher, two further appliances and space for two upright fridge freezers, oak working surfaces with matching upstand. Ceramic tiled floor, half glazed composite door and double glazed windows into the side passageway.

**CLOAKROOM** with white low level wc with concealed cistern, fitted hand basin set into with contemporary mixer tap.

**SIDE PASSAGEWAY 17'10" x 5'7" (5.48m x 1.74m)** part glazed UPVC door to the front, half glazed UPVC door to the rear, good range of high level double glazed windows. Bespoke flooring made from two pence coins and resin. Recessed lighting and period style skirtings.

## FIRST FLOOR

**GALLERY STYLE LANDING** with period style skirtings, staircase to second floor, majority picture rails, stripped wooden doors. Central heating programmer and thermostat.

**BEDROOM ONE 15'10" x 13'3" (4.86m x 4.04m)** front aspect double glazed bow window with fitted venetian blinds. A good range of built in wardrobes with two double and one single wardrobe with hanging and shelving space. Feature painted Victorian style fireplace with painted tiled inserts, period style skirtings, picture rail, TV aerial lead and door to



**EN SUITE SHOWER ROOM** side aspect double glazed window with fitted venetian blind, walk in tile enclosed shower cubicle with glazed screen, mains fed shower with handheld attachment and raindrop shower head, wall mounted hand basin with tiled splashback and low level wc, ceramic tiled floor, period style skirtings.

**BEDROOM TWO 13'9" x 12'9" (4.23m x 3.94m)** rear aspect double glazed window with fitted venetian blinds and views to the good sized garden and Chesterfield Canal. Built in original style feature shelved cupboard. Victorian fireplace with patterned tiled insert, period style skirtings and picture rail.

**BEDROOM SIX 9'8" x 5'9" (2.98m x 1.80m)** front aspect double glazed oriel bay window with fitted venetian blinds, period style skirtings, picture rail. Please note there is a door which needs to be fitted onto this room.

**FAMILY BATHROOM 12'3" x 10'10" (3.76m x 3.34m)** dual aspect double glazed windows to side and rear, roll top claw footed free standing bath with mixer tap/shower attachment, 'his n hers' double enamel sink with mixer taps, set into wooden cabinet with drawers below. Low level wc, built in shelved cupboard, wood panelled walls, wall light point, picture rail, period style skirtings, contemporary radiator and Amtico herringbone wood grain style flooring.



**SECOND FLOOR LANDING** side aspect Velux window.

**BEDROOM THREE 13'9" x 13'5" (4.23m x 4.10m)** front aspect double glazed window, period style skirtings, TV aerial lead, telephone point, stripped wooden door to

**JACK AND JILL BATHROOM 10'9" x 5'4" (3.31m x 1.63m)** maximum dimensions, side aspect double glazed window with fitted venetian blind, three piece white suite with 1920's style panel enclosed bath with mixer tap, mains fed shower with handheld attachment, low level wc, pedestal hand basin with tiled splashback, part tiled walls.

**BEDROOM FOUR 12'4" x 9'4" (3.78m x 2.86m)** side aspect double glazed window, period style skirtings. Stripped wooden door to jack and jill bathroom. Access to roof void.

**BEDROOM FIVE 14'4" x 8'2" (4.38m x 2.51m)** rear aspect double glazed window with views to the garden and Chesterfield Canal, wall mounted gas fired central heating boiler and factory fitted hot water cylinder. Access to good eaves storage.

## OUTSIDE

From Lime Tree Avenue is a pebbled driveway area which provides parking for two vehicles and in turn leads to brick built **SINGLE GARAGE** with wooden doors, inspection pit, flat roof and timber shed. From the driveway there is an additional paved

drive with parking for two vehicles. The front garden is retained by walls to the side and front. Pedestrian access, paving and an area of grass.

The rear garden is fenced to all sides. To the rear of the plot there is a pedestrian gate giving access to the tow path and Chesterfield Canal. There is an irregular shaped raised Indian stone fireplace with railway sleeper edging. Good area of lawn. Shrub, flower beds and borders to both sides. Space for timber shed to the rear of the property. External lighting and water supply. The gardens are a nice feature of the property. Converted summer house available under separate negotiations

## GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band C.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am – 1pm.

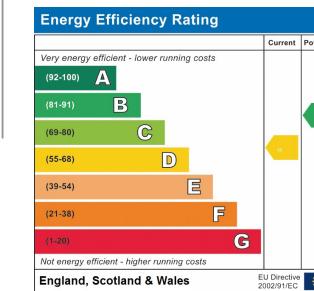
Viewing: Please contact the Retford office on 01777 709112.

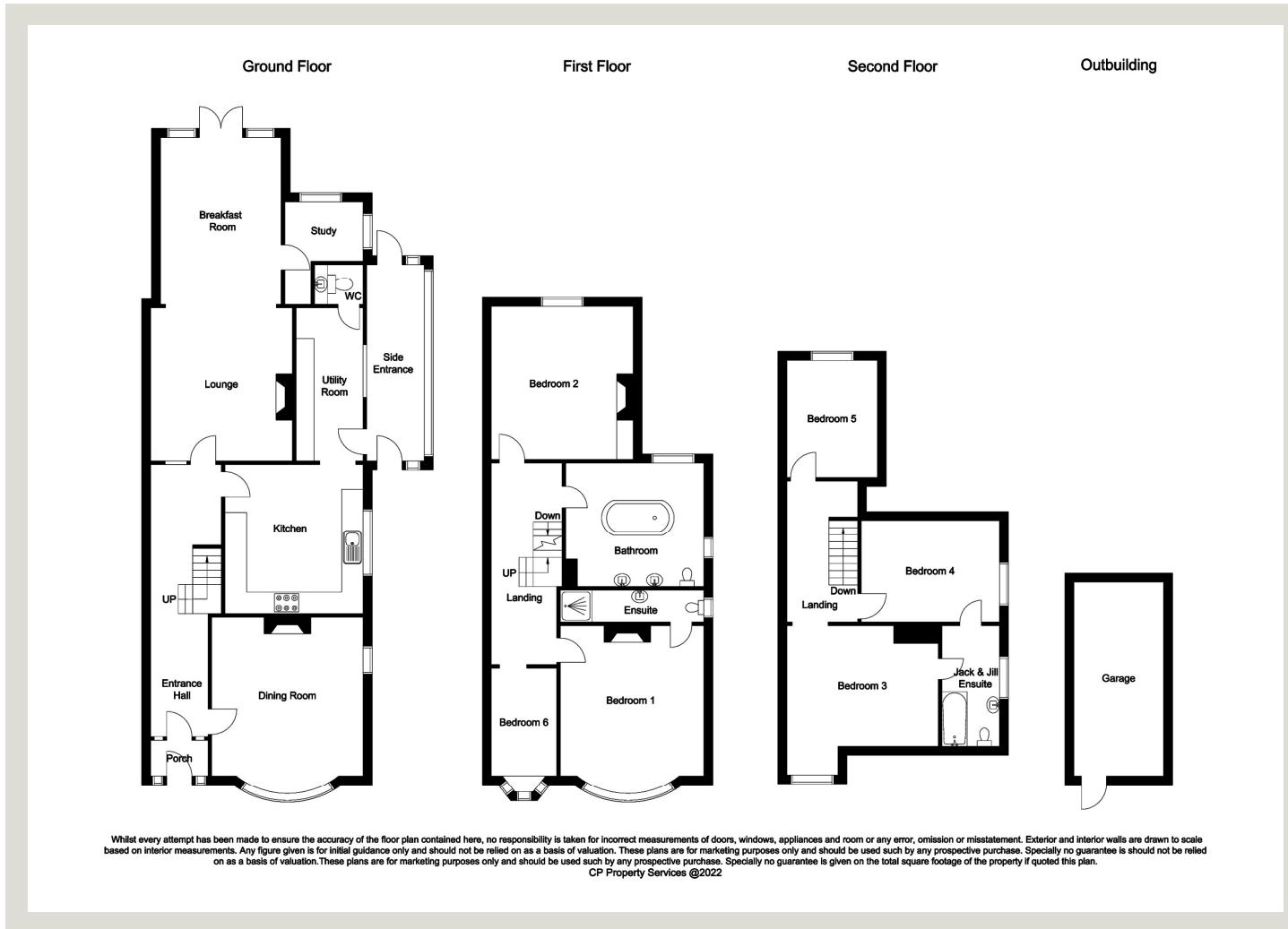
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in April 2022.





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